| 170.0 | 0006 | 0011.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,118,500 / 1,118,500 |
| | | | | | USE VALUE: | 1,118,500 / 1,118,500 |
| | | | | | ASSESSED: | 1,118,500 / 1,118,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 119 | | PARK AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TRAVERS ROBIN L & |
| Owner 2: | SMITH WILLIAM H III |
| Owner 3: | |
| Street 1: | 119 PARK AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TRAVERS ROBIN - |
| Owner 2: | - |
| Street 1: | 113 RICHDALE AVE #36 |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1948, having primarily Stucco Exterior and 2394 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12000.000 | 599,800 | | 518,700 | 1,118,500 |
| Total Card | 0.275 | 599,800 | | 518,700 | 1,118,500 |
| Total Parcel | 0.275 | 599,800 | | 518,700 | 1,118,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.21 | /Parcel: 467.2

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## User Acct

112960

## GIS Ref

## GIS Ref

## Insp Date

05/17/18

!13169!

## PREVIOUS ASSESSMENT

Parcel ID 170.0-0006-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 599,800 | 0 | 12,000. | 518,700 | 1,118,500 | 1,118,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 466,500 | 0 | 12,000. | 518,700 | 985,200 | 985,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 463,100 | 0 | 12,000. | 459,400 | 922,500 | 922,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 463,100 | 0 | 12,000. | 385,300 | 848,400 | 848,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 463,100 | 0 | 12,000. | 385,300 | 848,400 | 848,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 405,400 | 0 | 12,000. | 333,500 | 738,900 | 738,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 405,400 | 0 | 12,000. | 322,300 | 727,700 | 727,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 405,400 | 0 | 12,000. | 306,800 | 712,200 | 712,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 03:09:57 |

## LAST REV

| Date | Time |
|---|---|
| 05/31/18 | 09:06:28 |
| ekelly | |
| 13169 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 112960 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TRAVERS ROBIN, | 57341-364 | | 8/24/2011 | Convenience | 1 | No | No | | |
| STINE JENNIFER | 54909-421 | | 6/29/2010 | | 749,000 | No | No | | |
| STEPHENS PAULA | 43812-313 | | 9/30/2004 | Change>Sale | 506,000 | No | No | | |
| | 11962-413 | | 3/1/1971 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/21/2010 | 854 | Redo Bat | 5,200 | | | | | RETILE BTH & REPL |
| 12/5/2006 | 1052 | Redo Kit | 40,139 | | | G8 | GR FY08 | repair exterior st |
| 7/27/2005 | 667 | Redo Kit | 95,000 | C | | G7 | GR FY07 | & BTH & REPL ROOF |
| 7/29/1993 | 363 | Manual | 2,700 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/17/2018 | MEAS&NOTICE | CC | Chris C |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 1/15/2005 | MLS | MM | Mary M |
| 12/23/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 263 | PATRIOT |
| 4/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12000 | | Sq. Ft. | Site | | 0 | 70. | 0.62 | 8 | | | Med. Tr | -5 | | | | | 518,700 | | | | | | 518,700 | |

Total AC/HA: 0.27548 | Total SF/SM: 12000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 518,700 | Spl Credit | Total: 518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - Contemporary | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.23139524 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 153.528 |
| Other Features: | 109540 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 628708 |
| Depreciation: | 28921 |
| Depreciated Total: | 599787 |

## COMMENTS

EST. BMT. OF=STALL SHOWER IN FBATH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2005 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | 1 |
| Totals | | | |
| 1 | 7 | 3 | |

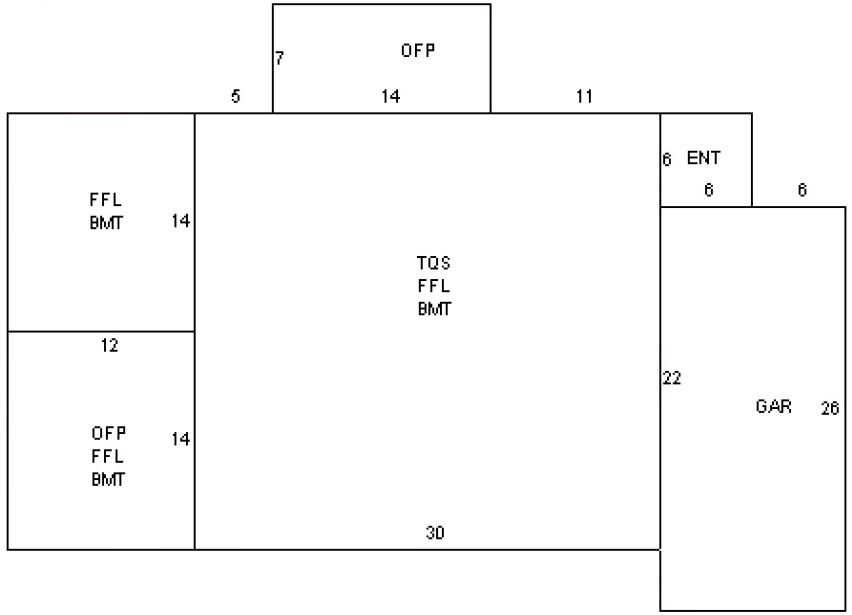
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 204.19 |
| Special Features: | 0 | Val/Su Net: | 166.80 |
| Final Total: | 599800 | Val/Su SzAd | 332.12 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,176 | 61.030 | 71,768 |
| FFL | First Floor | 1,176 | 153.530 | 180,549 |
| TQS | 3/4 Story | 630 | 153.530 | 96,723 |
| GAR | Garage | 312 | 22.950 | 7,162 |
| OFP | Open Porch | 266 | 22.640 | 6,023 |
| ENT | ENTRY | 36 | 26.330 | 948 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,596 | | | Total: | 363,173 |
| Size Ad | 1806 | Gross Are | 3806 | FinArea | 2394 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

170.0-0006-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X6 | A | FR | 1970 | 0.00 | T | 49 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|